

## £187,500 Shared Ownership

St Quintin House, 1 Princess Louise Walk, London W10 6DS



- Guideline Minimum Deposit £18,750
- Top Floor (fourth - building has two lifts)
- Triple-Aspect Kitchen/Reception Room
- Private Terrace
- Guide Min Income Dual £75.6k | Single £87.4k
- Approx. 813 Sqft Gross Internal Area
- Two Spacious Shower Rooms
- Secure Underground Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £750,000). A great chance to buy a shared-ownership property in such a desirable location. This attractive, generously-sized apartment is on the top floor of a modern development and has a twenty-foot, triple-aspect, open-plan kitchen/reception room. Near-full-height windows form one wall and a door leads out onto a private, west/south-west-facing terrace. There is a large, air-conditioned, main bedroom with spacious en-suite shower room plus a second, comfortable, double bedroom. Both bedrooms include fitted wardrobes and the apartment also features an additional, naturally-lit and equally-spacious shower room accessed from the hall. Well insulated walls and roof, high performance glazing and gas central heating make for an excellent energy-efficiency rating. The property comes with use of an underground parking space and is also within easy reach of the Ladbroke Grove, Latimer Road and White City Tube Stations plus Westfield Shopping Centre and Portobello Road.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 7 days from 01/05/2014).

**Minimum Share:** 25% (£187,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £904.84 per month (subject to annual review).

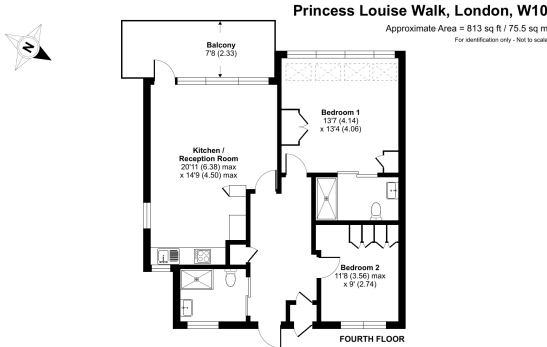
**Service Charge:** £217.05 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £75,600 | Single - £87,400 (based on minimum share and 10% deposit).

**Council Tax:** Band F, Royal Borough of Kensington & Chelsea. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Measurement 2018) - 1st Edition 2018. Produced for Urban Moves. REP: 115425

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hall

**Reception**  
20' 11" max. x 14' 9" max. (6.38m x 4.50m)

**Kitchen**  
included in reception measurement

**Bedroom 1**  
13' 7" x 13' 4" (4.14m x 4.06m)

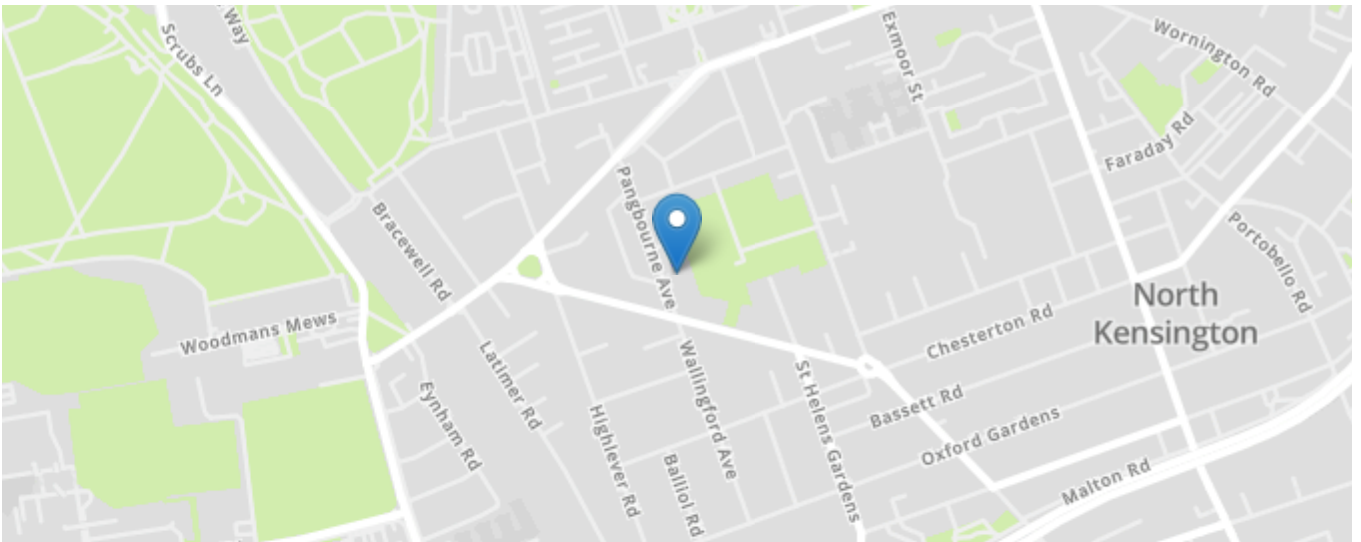
#### En-Suite Shower Room

**Bedroom 2**  
11' 8" max. x 9' 0" (3.56m x 2.74m)

#### Shower Room

#### Terrace / Balcony

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>90</b>	<b>90</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.